



William F. Martin
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Allen, Jim (2022)
Desorgher, Virginia (2022)
McMahan, Amy (2021)
Pottern, Jamie (2021)
Roberts, Charles (2020)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of July 11, 2019

**John Zon Community Center
35 Pleasant Street, Greenfield**

The meeting was called to order by the Planning Board Chairperson at 7:01 p.m.

MEMBERS PRESENT: Charles Roberts, Vice-chair; Virginia Desorgher; George Touloumtzis; Jim Allen; and Alternate Amy McMahon

ABSENT: Jamie Pottern, Clerk

ALSO PRESENT: Eric Twarog, AICP, Director of Planning and Development; Dan and Marina Leonovich; Constant Poholek, Esq.; Ezra Parzybok and Mark Jarvis of Greenglove Cannabis Business Consulting; and Melinda Bordeau from the Greenfield Recorder

MacMahon was moved up to be a voting member for this meeting.

Approval of Minutes:

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 5:0:0 to approve the meeting minutes of June 20, 2019 as amended.

Action Items:

a. Annual Reorganization.

MOTION: Moved by Touloumtzis, seconded by Desorgher and voted 4:0:1 (Roberts abstained) to nominate Charles Roberts as Chair of the Planning Board.

MOTION: Moved by Touloumtzis, seconded by Allen and voted 4:0:1 (Desorgher abstained) to nominate Virginia Desorgher as Vice-chair of the Planning Board.

MOTION: Moved by Touloumtzis, seconded by Desorgher and voted 5:0:0 to nominate Jamie Pottern as Clerk of the Planning Board.

ZBA Recommendations:



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- a. Application of Marina Leonovich for property located at 26 Holland Avenue (Assessor's Map 43, Lot 18), which is located in the Suburban Residential (RB) Zoning District, for a Special Permit pursuant to Sections 200-4.3(C21), 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 740 square foot Detached Accessory Dwelling Unit attached to the rear of the existing garage at this location.

The following project proponents were present: Dan and Marina Leonovich. Dan Leonovich presented the proposed project to the Board. The Accessory Dwelling Unit (ADU) is for the purpose of housing his mother-in-law as she is getting up in age and needs care. Touloumtzis inquired about lighting. Mr. Leonovich responded that there will be wall pack lighting along the existing garage as well as new solar path lighting to the ADU.

MOTION: Moved by Desorgher, seconded by Touloumtzis, and voted 5:0:0 to forward a positive recommendation to the ZBA on the application of Marina Leonovich for property located at 26 Holland Avenue (Assessor's Map 43, Lot 18), which is located in the Suburban Residential (RB) Zoning District, for a Special Permit pursuant to Sections 200-4.3(C21), 200-7.18, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the construction of a 740 square foot Detached Accessory Dwelling Unit attached to the rear of the existing garage at this location.

- b. Application of Green River Cannabis Company, Inc. for property located at 398 Deerfield Street (Assessor's Map 11, Lot 5), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-4.9(C33), 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of a marijuana retail establishment at this location.

The following project proponents were present: Constant Poholek, Esq.; Ezra Parzybok and Mark Jarvis of Greenglove Cannabis Business Consulting. Ezra Parzybok presented the proposed project to the Board. There will be 1,200 square feet of retail space. The Cannabis Control Commission (CCC) regulations limit the size of retail marijuana establishments to 2,500 square feet. Restrooms will be provided for staff. They are working with American Alarm on security measures for the facility. The proposed off-street parking meets the requirements of the Zoning Ordinance. The Institute of Traffic Engineers (ITE) Trip Generation Manual now has a new land use category for medical marijuana dispensaries which estimates 25 vehicle trips per hour to the facility. The ITE Trip Generation Manual estimates 50 vehicles per hour for a donut shop such as Dunkin Donuts with 100 vehicles per hour for peak hours. Touloumtzis asked for clarification on the type of parking that will be provided, angled or perpendicular. Mr. Parzybok responded that it will be perpendicular parking. Overflow parking is available for both customers and patrons. Signage will be installed directing people to the overflow parking areas. When the facility first opens, they will have a police detail available to direct traffic flow if needed. Touloumtzis inquired on a bicycle rack for the facility. Mr. Jarvis responded that it is their intent to install one. Attorney Poholek stated that both food and alcohol will not be allowed to be sold at this facility once it operates as a retail ME. He also stated that a solid fence will be installed along the southern boundary to screen the facility from the abutting neighbor. Roberts



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inquired on landscaping. The project proponents responded that it will be kept as is but that additional landscaping could be put in. Touloumtzis inquired on deliveries. The project proponents reviewed the location and protocols for deliveries. Touloumtzis inquired on expected hours of operation. Mr. Parzybok responded that they would be typical retail hours but that both the Zoning Ordinance and the Zoning Board of Appeals set hours of operation. They would expect reduced hours of operation on weekends. Roberts inquired on lighting for the facility. Attorney Poholek responded that there is existing parking area pole lighting. Additional pole lighting and wall pack lighting will be provided that is Dark Sky compliant. The project proponents reviewed signage with the Board. There will be 5-7 employees on staff. Security personnel are not required for retail marijuana establishments but their staff will be trained in basic security protocols. Allen inquired on firearms for delivery drivers and staff. Mr. Jarvis responded that firearms are not allowed for staff or delivery drivers.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0:0 to forward a positive recommendation to the ZBA on the application of Green River Cannabis Company, Inc. for property located at 398 Deerfield Street (Assessor's Map 11, Lot 5), which is located in the General Commercial (GC) Zoning District, for a Special Permit pursuant to Sections 200-4.9(C33), 200-7.17, 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow the operation of a marijuana retail establishment at this location.

Discussion Items:

a. Noise Complaints for Jim's Tree Service at 275 Wells Street.

Touloumtzis inquired on complaints and how this got before the Planning Board. Desorgher stated that she is running for City Council and that she lives in the area. When collecting signatures, she heard directly from neighbors about noise issues relative to Jim's Tree Service. They are not adhering to the conditions of the site plan approval for 275 Wells Street granted on December 15, 2016. She has both video and photos of the violations. The Board discussed the violations and potential remedies.

MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0:0 to forward a memo to the Code Enforcement Official, Mark Snow, requesting that an enforcement letter be prepared and sent to Jim's Tree Service.

b. Proposed amendments to the use schedules of the Zoning Ordinance.

The Board reviewed the proposed amendments to the Planned Industry (PI) District. No further amendments were proposed.



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MOTION: Moved by Touloumtzis, seconded by Desorgher, and voted 5:0 to forward the proposed amendments to the use schedule of the Zoning Ordinance to the City Council to initiate the zoning amendment process.

Board and Staff Reports:

Desorgher talked about the affordable housing committee that has been meeting and suggested that the Planning Board begin working on amendments to the use schedules of the residential districts. Roberts suggested that Desorgher present the Committee's findings to the Planning Board when appropriate. The Board's consensus was that this is a good idea.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Allen and voted 5:0:0 to adjourn the Planning Board meeting at 8:28 p.m.

Respectfully Submitted,

Eric Twarog, AICP
Director of Planning and Development